

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
AGENDA  
February 17, 2016**

**1. Call to Order:**

7:00 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

**2. Attendance/Announcement by Chairman:**

**3. Minutes for Approval:**

a. 1/20/16

**4. Old Business:**

a. Enforcement Update

**5. New Business:**

a. Site Plan 1177

Applicant: Panera, LLC; Dean DeNardi

Location: 1902 East Main Street

Proposal: Construct 390 square foot addition to existing Panera Bread, addition of drive thru.

b. Special Exception 16-307

Applicant: The McCall Foundation, Inc.

Location: 417 Prospect Street

Proposal: Group Care Facility, 7 – 12 beds (set public hearing date)

c. Special Exception 16-305 and Site Plan 1178

Applicant: Greenstone, LLC

Location: 70 North Street

Proposal: Special Exception for storage of more than 100 cubic yards of earth materials; and site plan for vehicle parking and equipment storage outside of enclosed structure (set public hearing date)

d. Proposed Zone Change

Applicant: Chon Escobar

Location: 23 Crestwood Road

Proposal: Zone Change, split zone on subject property, partial Local Business and partial R10s zone. Change parcel to entirely Local Business Zone (set public hearing date)

e. Special Exception 16-306

Applicant: Christopher Wall

Location: 26 Prescott Street

Proposal: Professional Office Space in R6 zone (currently single family use) (Set public hearing date)

**6. Public Hearing Scheduled for 7:30 p.m., Wednesday, March 16, 2016, City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT**

- a. Zoning Regulations Amendment
  - Applicant: City of Torrington Planning and Zoning Commission
  - Proposal: Zoning Regulations, Amendments to Section 7.2,  
Flood Hazard Regulations

**7. Adjournment:**

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Land Use Office  
City of Torrington